# CORPORATION

COMMERCIAL REAL ESTATE

# FOR LEASE MONTICELLO PLAZA 3720 - 3828 O'Fallon Road | O'Fallon, MO





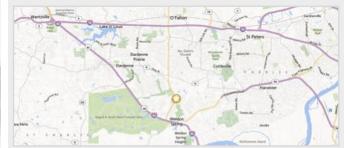


#### PROPERTY INFORMATION

- Located on highly traveled HWY K at signalized intersection
- Anchored by Shop 'n Save and UMB Bank one of the only anchored developments on the south side of O'Fallon
- Small Spaces Available for lease. Outlots available for sale or lease
- #26 in Money Magazine's for Best Places to live in
- Approximately 27,000 cars per day pass by the property

### **DEMOGRAPHICS | 2013**

	1 mile	3 miles	5 miles
Population	5,866	52,774	130,770
Households	2,045	1 <i>7,</i> 711	45,629
Avg HH Inc	\$101,013	\$102,515	\$91,923



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# **FOR LEASE MONTICELLO PLAZA**

## 3720 - 3828 O'Fallon Road | O'Fallon, MO





3720 **AVAILABLE** 3724 **H&R Block** A'mis Italian Restaurant 3728/3732 3736 **Custom Cuts** 3744 **Envie Nails** 3748 First Wok Restaurant 3752 The Vapor Room 3754/3758 **Advance Training & Rehab** 3758 The Vapor Room 3762 **Edward Jones** 3766 to 3772 The Painted Pot 3776/3780 **Personal Care Cleaners B Halls Family Grill** 3784/3792

**AVAILABLE** 

**Dollar Tree** 

**UMB Bank** 

3796

3800 to 3808

3816 to 3828

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